

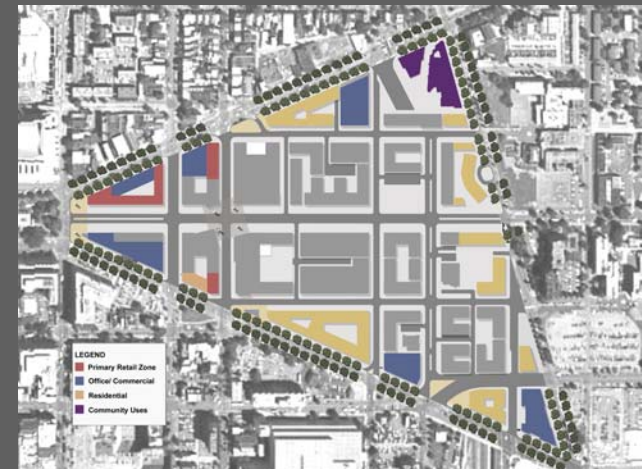
The Avenues: New York, Massachusetts, New Jersey

Ground Floor Land Use:

- Well-lit and designed residential lobbies
- Transparent office lobbies
- Strategically locate retail at 5th Street intersections and on New York Ave.

Ground Floor Design Principles:

- Enhance the traditional character of the Avenues: defined streetwalls, elegant facades, grand entrances, abundant landscaping



The Avenues: New York, Massachusetts, New Jersey

Public Realm Design Elements:

- Wide sidewalks, shade trees & planting
- Tenant drop-off zone
- Broad building landscape zone
- Implement Downtown Standards

